

# Worcester Redevelopment Authority

Michael P. Angelini  
Chair

Peter Dunn  
Chief Executive Officer



## WORCESTER REDEVELOPMENT AUTHORITY

Thursday, November 9, 2023

9:30 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

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### **Present:**

#### *Worcester Redevelopment Authority Board*

Michael Angelini, Chair  
David Minasian, Vice Chair (9:37 a.m.)  
Sherri Pitcher  
Richard Burke  
Walter Weekes

#### *Staff*

Peter Dunn, Chief Executive Officer  
Michael Traynor, City Solicitor  
Julie Lynch, Director of Facilities  
Paul Morano, Office of Economic Development  
Greg Ormsby, Office of Economic Development  
Rachel Pressey, Office of Economic Development  
Victoria Porteiro-Cejas, Office of Economic Development  
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 9:30 A.M. on Thursday, November 9, 2023

### **1. Call to Order**

Mr. Dunn called the meeting to order at 9:34 A.M.

## **2. Roll Call**

Mr. Dunn called the roll – Ms. Pitcher, Mr. Weekes, Mr. Burke, and Chair Angelini.

## **3. Approval of Minutes: October 12, 2023**

Mr. Burke made a motion to approve the minutes of October 12, 2023.

Ms. Pitcher seconded the motion.

The minutes were approved 4-0 on a roll call.

## **Old Business**

### **1. Authorize solicitation of bids pursuant to M.G.L. Chapter 30B for cleaning services at Union Station**

Mr. Dunn continued the conversation from the last meeting about the cleaning services and the interest of the Board to have that bid out as well as proceeding month-to-month with current vendor.

Chair Angelini recounted before issuing RFP, board would like an assessment of the scope and building needs.

Mr. Minasian joined the meeting.

Mr. Burke agreed with Chair Angelini's comments.

Chair Angelini asked about the best way to proceed. Mr. Dunn suggested a third-party assessment for the scope.

Mr. Weekes asked if the prior RFP had a defined scope. Chair Angelini confirmed, clarified the board is interested in learning if the scope should be modified or simplified, and tabled the item.

## **New Business**

### **2. Authorize solicitation of bids pursuant to M.G.L. Chapter 30B for walk-off mats at Union Station**

Mr. Dunn asked Ms. Lynch to present the item. Ms. Lynch described the approach to purchase the mats instead of leasing.

Mr. Burke asked to clarify that the current mats are leased, the proposal is to purchase them, and how much they would cost. Ms. Lynch confirmed and estimated the cost to purchase at \$55,000. Ms. Lynch also confirmed for Mr. Burke that the Department of Public Facilities will be responsible for storage, maintenance and replacement.

Mr. Weekes asked how many are being purchased and Ms. Lynch confirmed seventeen mats for ten entrances.

Chair Angelini asked about the rationale to purchase instead of continuing to lease. Ms. Lynch expressed concern that the current service provider has created trip hazards, which they cannot remedy.

Mr. Weekes offered the following vote:

**Voted that the Worcester Redevelopment Authority hereby approves the issuance of a Request for Proposals in accordance with MGL c. 30B, for the purchase of “walk-off mats” at Union Station.**

Mr. Burke seconded the motion.

The motion was approved on a 5-0 roll call.

**3. Authorize Amendment No. 2 to the Property Management Services Agreement with NAI Glickman Kovago & Jacobs Management in the amount of \$24,129.00**

Mr. Dunn introduced the item and discussed the current status of property management. Complimented the services being received especially considering the cost.

No questions from the board.

Ms. Pitcher offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 2 to the Property Management Services Agreement with NAI Glickman Kovago Management for 484-500 Main Street in the amount of Twenty-Four Thousand, One Hundred Twenty-Nine Dollars and no cents (\$24,129.00).**

Mr. Minasian seconded the motion.

The motion was approved on a 5-0 roll call.

**4. Financial Update Report**  
**a. Report on Prior Month’s Executed Contracts and Payments**  
**b. Report on Downtown Urban Revitalization Plan Expenditures**

Mr. Dunn advised for the period of October 11, 2023, to November 6, 2023, total expenditures were \$233,874.00.

**5. Status Reports**  
**a. Union Station**  
**b. Downtown Urban Revitalization Plan**  
**c. The Cove**

**c. The Cove**

Mr. Dunn turned it to Ms. Porteiro-Cejas who referred to the meeting packet and the current project status with regard to the REIPP goals. Mr. Minasian asked about the contractors being reported as M/WBE and if they must be certified with the state Supplier Diversity Office, and if staff verify that. Mr. Dunn clarified that they do need to be

certified. After the last meeting, staff identified a few contractors that are listed, which are owned by women or minorities, but need to obtain certification in order to continue on the project list. Mr. Dunn added this is an opportunity to educate eligible contractors as to the benefits of certification and further the objectives of the REIPP. Mr. Minasian appreciated the response.

Mr. Weekes shared his experience with the certification process, which is arduous and time consuming. Emphasized that outreach and education for the businesses is important.

#### **b. Downtown Urban Revitalization Plan**

Mr. Dunn shared with the board that he and Ms. Pitcher had the opportunity to meet with the owner of the Midtown Mall and tour the building. Described the current activities in connection with recent tenants and additional tenants in progress. Ms. Pitcher shared her observations and compliments. Agreed with the property owner's comments that a new name for the building could be helpful to shed preconceived notions about the Midtown Mall. Chair Angelini publicly thanked Mr. Lana for the investment and progress he has made with the building.

#### **a. Union Station**

Mr. Dunn mentioned he had the opportunity to tour Union Station with Mr. Weekes. Mr. Dunn described the status of select tenants – continued conversations with Luciano's on their lease amendment and their concerns with the condition of the third-year option on the extension; status of buildout of 961 Restaurant; and the Food Hub build-out being put out to bid soon. Chair Angelini referenced his participation with Mr. Dunn on the Luciano's conversations, waiting to hear back from Luciano's attorney on their concerns with the lease extension language.

Chair Angelini mentioned a recent meeting of local leadership and the General Manager of MBTA. The GM took personal responsibility for the absence of good communication about the schedule change and promised he would give it his attention. Chair Angelini asked Mr. Dunn if there had been follow up. Mr. Dunn advised he is nearly done with the letter to the GM on behalf of the board.

### **6. Adjournment**

There being no further business, Mr. Dunn called the roll to adjourn the meeting at 10:10 A.M.

Respectfully submitted,

Peter Dunn  
Chief Executive Officer